

S-15-2007
Hollow Creek Subdivision
3315 South 6400 West
R-1-7 Zone
5 Lots

BACKGROUND

Jean Dixon, is requesting preliminary and final plat approval for the Hollow Creek Subdivision. A similar version of this subdivision consisting of 4 lots was reviewed and approved in August 2007. Due to market conditions, the applicant is proposing to add an additional lot in the subdivision which will require Planning Commission approval. The subject property is located at 3315 South 6400 West. It is bordered on the north, east and south by existing residential development. The subject property was rezoned in April 2007 from the A Zone to the R-1-7 Zone.

STAFF/AGENCY CONCERNS:

Fire Department:

Fire hydrants to be installed in accordance with the Uniform Fire Code.
Will need to provide a turnaround for emergency vehicles.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.
Will need to install a master meter for water services.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Street improvements along 6400 West will need to be coordinated with Public Works.

Follow recommendations outlined in the soils report.

Building Inspections:

Follow recommendations outlined in the soils report.

ISSUES:

- X The developer is proposing a preliminary and final plat for the Hollow Creek Subdivision. The subdivision will consist of 5 lots on 1.5 acres. Two existing single-family dwellings are currently located within the subdivision boundary. The dwelling on lot 1 will remain while the other dwelling will be removed to provide access to the subdivision. As all new lots will be considered flag lots, they will need to meet the minimum requirement of 8,750 square feet. There is sufficient size in the subdivision to meet this requirement. However, lot 2 will need an additional 500 square feet to meet the minimum lot area noted above.
- X The subject property was rezoned a few months back. As part of the rezone, the applicant agreed to a number of development standards. Staff has attached these standards for the Planning Commissions review.
- X Access to the subdivision will be gained from 6400 West. Lots 2-5 will gain access via a private lane. A turnaround has been provided between lots 3 and 4 for emergency vehicles. The private lane will be maintained in common by the owners of lots 2-4. The private lane will be improved with curb and gutter. The original plat called for a sidewalk on the south side of the private street. However, the developer opted to remove this improvement in order to increase the size of the proposed lots. In addition, during the City Councils review of the original plat, comments were made that a sidewalk seemed excessive for a subdivision of this size.
- X Street improvements along 6400 West will consist of curb gutter and sidewalk. The connection of new improvements with those already existing along 6400 West will need to be coordinated with the City Engineering Division.
- X As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant has submitted a soils report. This report indicates that ground water was not encountered to a depth of 11 feet.

- X The new lane providing access into the subdivision will create double frontage lots for those existing residences to the south. In order to mitigate the problems that may arise from this situation, the developer has agreed to install a 6-foot vinyl fence. The fence will extend along the entire south property line. Without a sidewalk to buffer the fence, problems may arise in the future. Staff would suggest that sufficient width exists in the private lane to either have the sidewalk, or a landscape strip along this boundary to protect the fence.

STAFF ALTERNATIVES:

1. Approval of the Hollow Creek Subdivision subject to a resolution of staff and agency concerns. A sidewalk, or landscape strip should be considered along the south property line to help protect the new fence. The HOA will be responsible for maintenance of this area.
- 2 Continuation to address issues raised during the public hearing

Applicant:

Jean Dixon
6183 South 2375 East
Ogden, UT 84401

Discussion: Steve Lehman presented the application. Commissioner Conder asked the applicant what her preference is in regards to the staff recommendation of a sidewalk or landscaping buffer. The applicant, Jean Dixon, explained that she had already anticipated a curb and gutter. Commissioner Matheson stated that if the Planning Commission chose landscaping, he would like to see a concrete buffer underneath the fence to prevent weeds from coming through. Commission Matheson feels that there needs to be this concrete strip or a 4 foot sidewalk if the curb is moved out. Ms. Dixon explained that she wouldn't mind having a sidewalk and stated that she is trying to give every inch of depth to the lots. Commissioner Matheson explained that 24 feet of asphalt is required so there will be plenty of room for either option. Commissioner Clayton asked if there was a sidewalk on the main road for this to lead out to? Ms. Dixon said that there will be.

Commissioner Mills asked the applicant about the value in the sidewalk for pedestrians or if she preferred making the area more attractive with landscaping? Ms. Dixon explained that original potential buyers were distressed about having the sidewalk on the south side. They wanted the sidewalks to be on the north side lawns and were concerned with the width of the sidewalks. Ms. Dixon would prefer a smaller 3 or 3.5 foot sidewalk.

Commissioner Fuller asked if there was a width requirement for sidewalks? Steve Lehman explained that there is no City regulation for private streets, but 5 feet is required for two people to walk side by side. Commissioner Mills doesn't feel that there is sense in a 3 foot sidewalk and doesn't think that concrete should be used in regards to the environment just for the sake of protecting the fence.

Commissioner Matheson stated that it would make sense for the sidewalk to be on the property owners side because no one will walk to the other side of the road just to use a small 3 foot sidewalk. Commissioner Mills agreed and said there should be a non-maintenance landscaping strip that would improve the area.

Commissioner Matheson asked how wide this landscaping strip should be?

Commissioner Mills said that 3 feet would be ample. Commissioner Clayton asked who would be responsible for the upkeep of the landscaping? Mr. Lehman explained that the Homeowners Association would maintain the area as they would the street. Commissioner Clayton said that his only concern is the potential of weeds overgrowing. Commissioner Mills said there should be some pride in ownership from the residents.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to staff and agency concerns with a recommendation of a 3 foot landscaping buffer on the south side of the private drive

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	No
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	No
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Majority- S-15-2008– Approved